

CONSTRUCTION STAGING PLAN

CONSTRUCTION IS SCHEDULED FOR THE FOLLOWING CONSTRUCTION STAGING UNLESS REDIRECTED BY THE DEVELOPER:

- STAGE 1 = UNIT I, PHASE 1
- STAGE 2 = UNIT II, PHASE 1
- STAGE 3 = UNIT III, PHASE 1
- STAGE 4 = UNIT I, PHASE 2
- STAGE 5 = UNIT II, PHASE 2
- STAGE 6 = UNIT III, PHASE 2
- STAGE 7 = UNIT III, PHASE 3

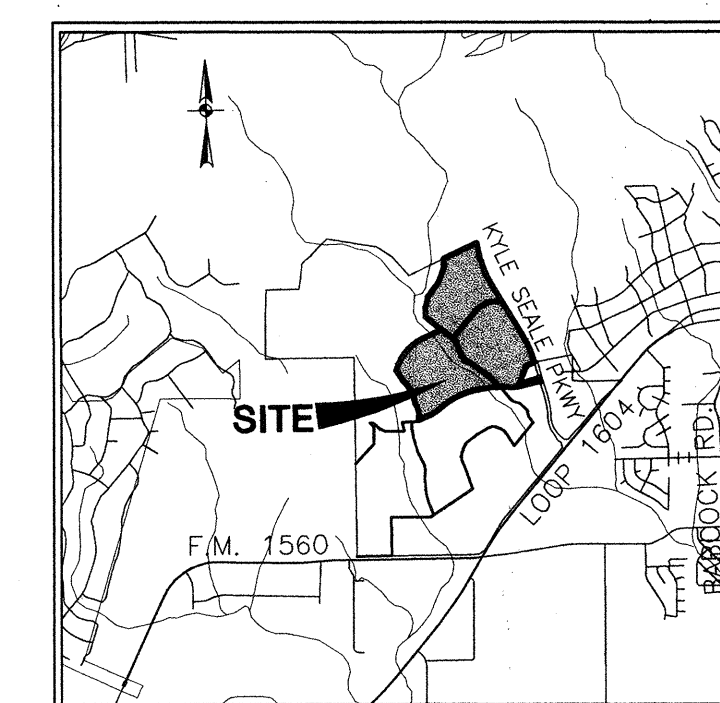
PUD PLAN NOTES:

- MAJOR DRAIN EASEMENTS WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS GREENBELTS. DRAINS FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- STREETS ARE LOCAL TYPE "A" 50' R.O.W. UNLESS OTHERWISE INDICATED AND ARE PRIVATE.
- SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
- WATER SYSTEM TO BE DEDICATED TO SAN ANTONIO WATER SYSTEM.
- ALL CONVEYOR LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC. 35-3339.
- PROPERTY IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- PROPERTY IS OUTSIDE THE CITY LIMITS AND LOCATED WITHIN THE ETJ THEREFORE IT IS NOT SUBJECT TO ZONING RESTRICTIONS.
- TRAFFIC IMPACT ANALYSIS (TIA) FOR THIS PROPERTY TO BE PREPARED BY WHM ENGINEERING.

PAPE-DAWSON ENGINEERS

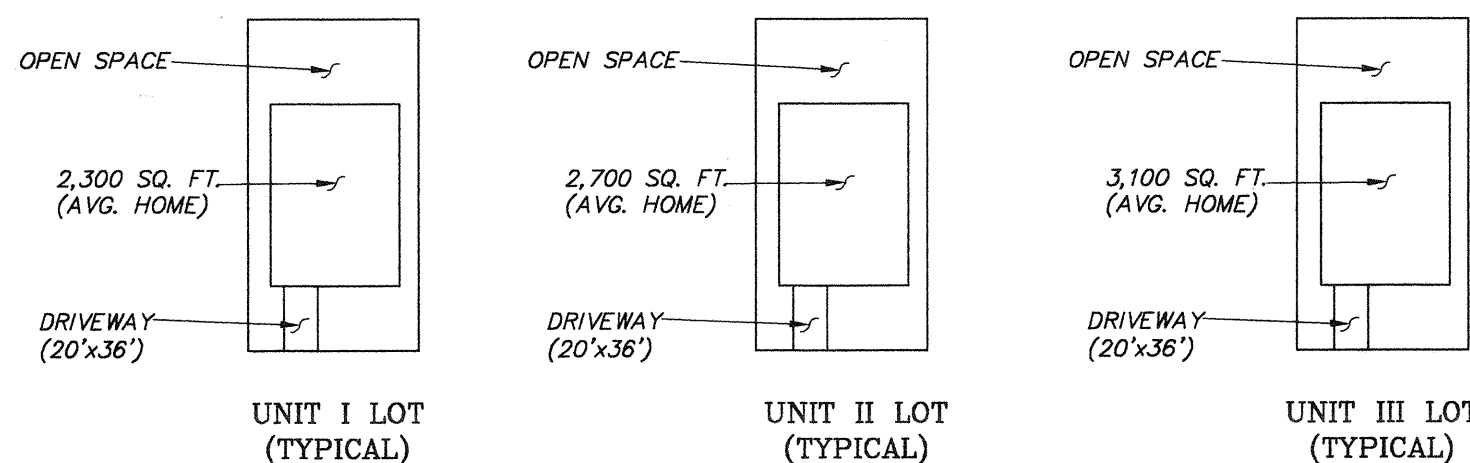
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

JUNE 2000 **JOB NO. 4847-09**



Description	UNIT I PHASE 1	UNIT I PHASE 2	UNIT II PHASE 1	UNIT II PHASE 2	UNIT III PHASE 1	UNIT III PHASE 2	UNIT III PHASE 3	REC CENTER	Total
No. of Lots	67	85	62	109	46	26	57	1	452
Gross Area	23.22	26.92	24.16	44.84	25.16	15.93	32.41	1.73	194.37
Building Coverage	3.54	4.50	3.84	6.76	3.27	1.85	4.06	0.3	28.12
Other Coverages									
a. Streets & Sidewalks	3.90	4.61	3.42	4.69	2.93	1.47	3.35	0.3	24.67
b. Driveway	1.11	1.40	1.02	1.80	0.76	0.43	0.94	---	7.46
c. 50% Drain	2.85	0.52	1.85	5.21	1.00	1.24	2.53	0.56	15.76
Total Coverages	11.40	11.03	10.13	18.46	7.96	4.99	10.88	1.16	76.01
Open Spaces									
a. Greenbelts	1.28	1.79	0.39	1.49	---	---	---	---	4.93
b. Residential Lots	7.71	13.58	11.78	19.69	16.20	9.70	18.99	---	97.64
c. 50% Drain	2.85	0.52	1.86	5.21	1.00	1.24	2.54	0.57	15.79
Total Open Space	11.82	15.89	14.03	26.38	17.20	10.94	21.53	0.57	118.36

Open Space Ratio = $\frac{118.36}{194.37} \times 100 = 60.9\%$



SENSITIVE GEOLOGIC FEATURES:

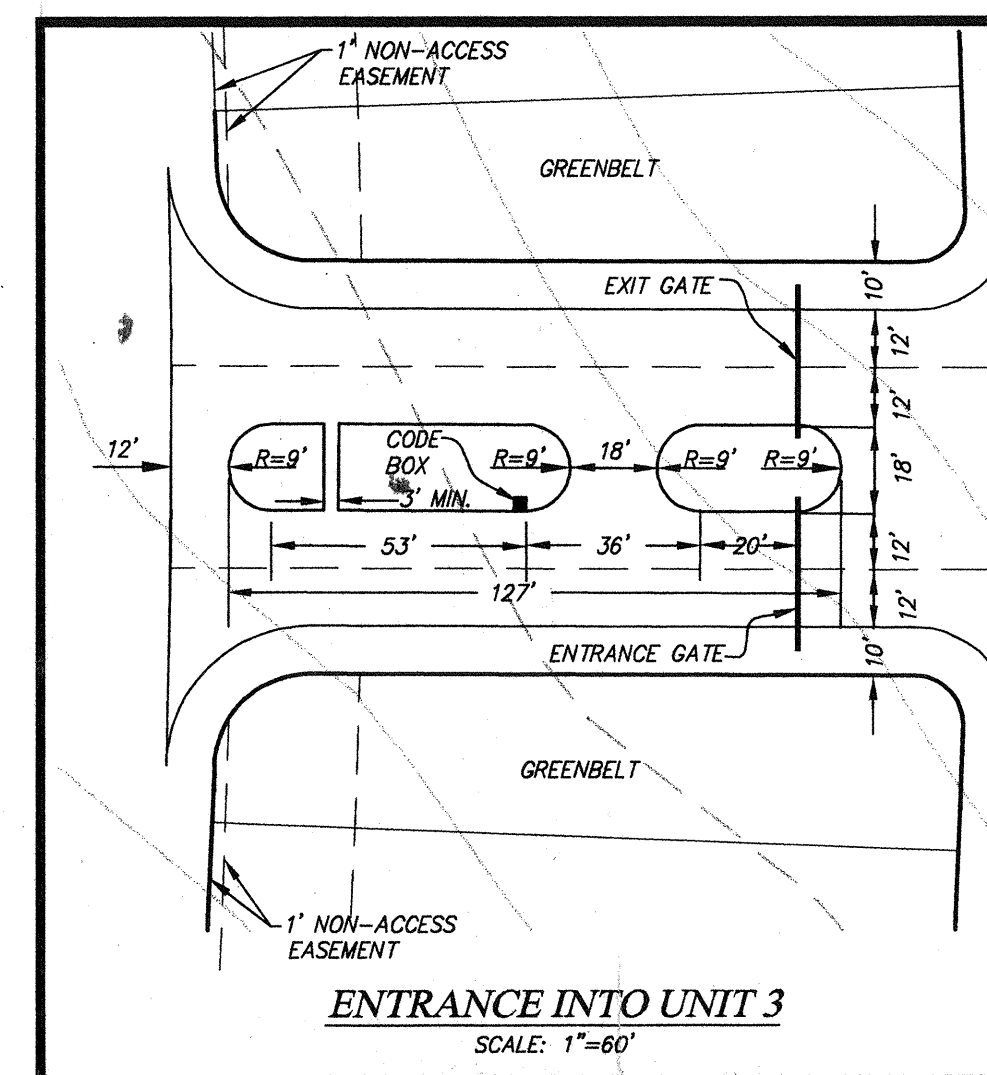
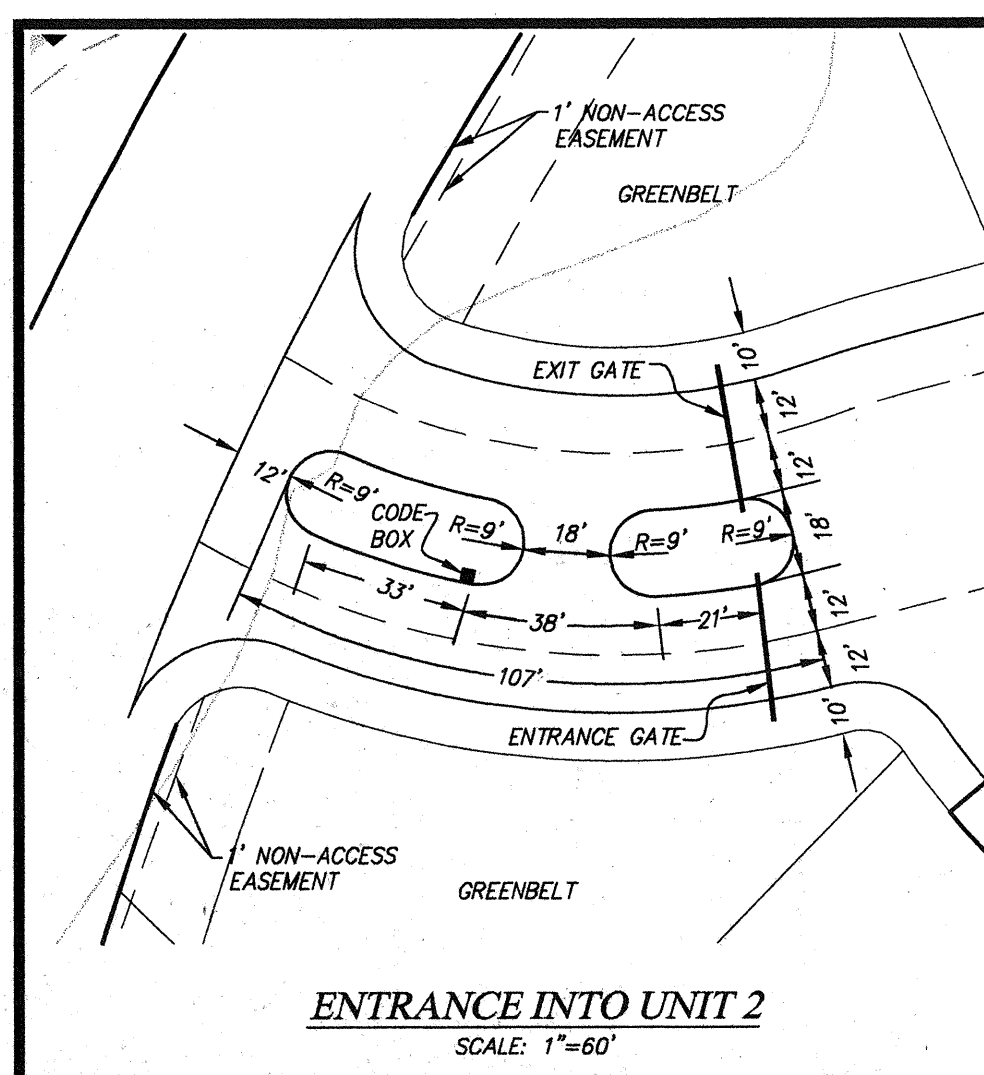
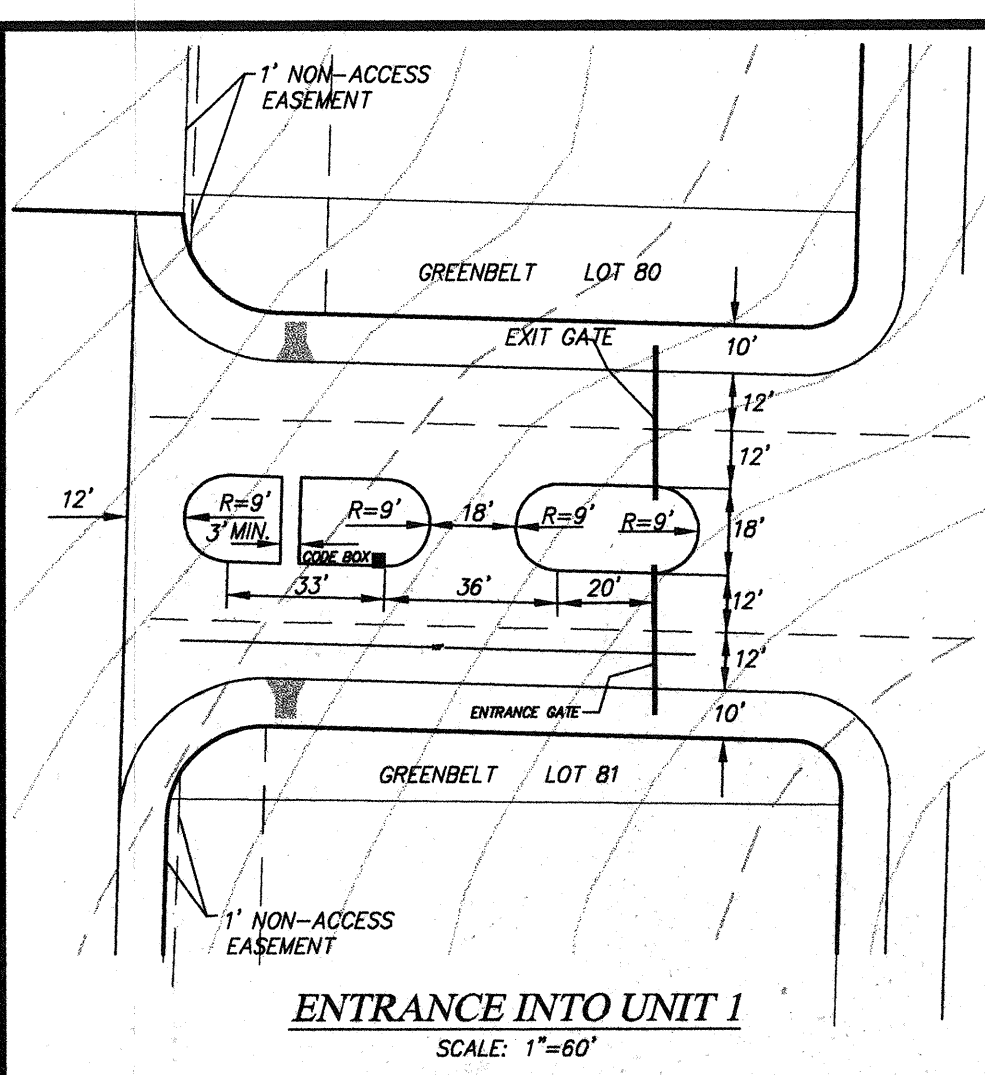
THE FOLLOWING IS A LIST OF GEOLOGIC FEATURES WHICH WERE IDENTIFIED DURING A GEOLOGIC ASSESSMENT PERFORMED BY PAPE-DAWSON ENGINEERS ON FEBRUARY 3, 2000 AND WERE DETERMINED TO BE "SENSITIVE".

S-118 FEATURE S-118 IS A CAVE WITHIN CALOTTE AND MARLY Limestone.

S-175 FEATURE S-175 IS A GAS MOTOR PERATED WATER WELL THAT IS IN USE.

ENVIRONMENTAL RECOMMENDATIONS:

- THAT THE CAVES REMAIN OPEN WITH A BUFFER ZONE DESIGNED PER THE CRITERIA CONTAINED IN SEC. 34-920(b) OF ORDINANCE NO. 81491 OR OTHER APPROVED CRITERIA. THE CALCULATIONS FOR DETERMINING THE BUFFER ZONE AROUND THE CAVE SHALL BE SUBMITTED TO AND APPROVED BY SAWS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CAVE MAY BE BUFFERED BY HAVING THE CAVE SURROUNDED BY A GREENBELT AND/OR CONSERVATION EASEMENT AS PART OF THE DRAINAGE EASEMENT. THE OPENING OF THE CAVE SHALL BE GRATED TO PREVENT UNAUTHORIZED ENTRANCE AND TO PROVIDE A DEGREE OF SAFETY.
- PRIOR TO THE RELEASE OF ANY BUILDING PERMITS FOR ADDITIONAL DEVELOPMENTS, THE FOLLOWING SHALL BE SUBMITTED TO THE AQUIFER STUDIES DIVISION OF THE SAN ANTONIO WATER SYSTEM:
 - A WATER POLLUTION ABATEMENT PLAN SHALL BE SUBMITTED FOR EACH PARTICULAR DEVELOPMENT/USE WITHIN THE AREA BEING CONSIDERED FOR REZONING.
 - A SET OF SITE SPECIFIC PLANS WHICH MUST HAVE AS SIGNED ENGINEERS SEAL FROM THE STATE OF TEXAS, AND A LETTER FROM THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION APPROVING EACH WATER POLLUTION ABATEMENT PLAN.
 - A COPY OF THE APPROVED WATER POLLUTION ABATEMENT PLAN.
- ANY AREAS PLATTED AS DRAINAGE RIGHT-OF-WAYS BE KEPT IN A VEGETATED CONDITION.
- ONLY A MINIMAL AMOUNT OF PESTICIDES, HERBICIDES, OR FERTILIZERS NEEDED FOR LANDSCAPE MAINTENANCE SHALL BE USED. LANDSCAPED AREAS SHALL BE SENSITIVE TO MINIMIZING WATER NEEDS (I.E. USE OF NATIVE PLANTS).
- THE STORAGE, HANDLING, USE AND DISPOSAL OF ALL OVER THE COUNTER HAZARDOUS MATERIALS WITHIN THIS DEVELOPMENT SHALL BE CONSISTENT WITH THE LABELING OF THOSE MATERIALS. FAILURE TO COMPLY WITH THE LABEL WARNINGS MAY CONSTITUTE A VIOLATION OF FEDERAL LAW.
- THE CITY OF SAN ANTONIO SHALL INSPECT ALL FUTURE CONSTRUCTION OF SERVICE LATERALS AND SEWER MAINS FOR PROPER CONSTRUCTION ACCORDING TO STATE AND CITY REGULATIONS AND CODE.
- IF ANY SOLUTION OPENINGS, CAVES, SINKHOLES, OR WELLS ARE FOUND DURING EXCAVATION, CONSTRUCTION, OR BLASTING, THE DEVELOPER SHALL NOTIFY TEXAS NATURAL RESOURCES CONSERVATION COMMISSION AT (210) 490-3086 AND THE AQUIFER STUDIES DIVISION OF THE SAN ANTONIO WATER SYSTEM AT (210) 704-7392.
- THE AQUIFER STUDIES DIVISION STAFF SHALL HAVE THE AUTHORITY TO INSPECT THE SITE TO ENSURE THAT THE APPROVED RECOMMENDATIONS ARE BEING STRICTLY ADHERED TO DURING AND AFTER CONSTRUCTION OF THE PROJECT.



NAME & ADDRESS OF OWNERS WITHIN 200'

- LAREDO SONOMA RANCH, LTD.
18750 STONE OAK PKWY., SUITE 250
SAN ANTONIO, TX 78258
- H. KYLE SEALE FAMILY PROPERTIES, LTD.
9901 W. IH 10, SUITE 600
SAN ANTONIO, TX 78230
- ELAND ENERGY, INC.
8150 N. CENTRAL EXPWY., SUITE 400
DALLAS, TX 75206
- CONTINENTAL HOMES
14208 NORTHBROOK
SAN ANTONIO, TX 78232
- BANDERA ROAD COMMUNITY CHURCH
9355 BANDERA RD., SUITE 124
SAN ANTONIO, TX 78250

SONOMA RANCH SUBDIVISION (UNITS I, II, & III) PLANNED UNIT DEVELOPMENT PLAN

DEVELOPER: LAREDO SONOMA RANCH, LTD.
18750 STONE OAK PKWY., SUITE #250
SAN ANTONIO, TEXAS 78258
TEL: (210) 497-3385

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SOUTHWESTERN BELL TELEPHONE

P412 # 00-026